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# City of Tempe

MINUTES FOR CITIZEN'S ADVISORY COMMITTEE Issue Work Group #1

8:30 am-4:00 pm, May 31, 2002 Priest Corporate Yard Assembly Hall

# REPRESENTATIVES ATTENDING:

Darlene Justus Rich Nolan
Kirby Spitler Helen Stern
Todd Marshall Mary Ann Miller

# STAFF ATTENDING:

Scot Siegel, OTAK Fred Brittingham
Roger Millar, OTAK Bonnie Richardson
Grace Kelly Arlene Palisoc

Ryan Levesque

# 1. INTRODUCTION

Roger Millar and Scot Siegel quickly summarized the previous CAC meetings and identified major issues which they believe conflicting direction has been given by the committee members involved in reviewing the draft ordinance. The goal of the meeting was to resolve the conflicting issues.

# 2. KEY ISSUES/DECISIONS

Accessory Dwelling Units/Duplex: Take out the ADUs/duplex as citywide issues. Suggest these types of increased density in overlay districts like the pedestrian overlay to begin transition into Tempe. Must be "responsible" – value-added to community through density, infill, through incentives.

Section 2-202, Table 2-02: Change "S" to "N" in "Single Family Dwelling, Attached", "Duplex (Two Family)...", "Accessory Dwelling", and "Accessory Uses..." columns. Issues regarding "Residential Livework..." – one employee maximum, no retail (too broad to define), need clear definition.

# Mixed Use Zoning:

- 1) Allow residential in commercial zones
- 2) require mixed use when residential is proposed except through a PAD (residential only)
- 3) Options
  - a) Rezone before allowing mixed use
  - b) Provide a mixed use only option to implement the General Plan

Zoning	Commercial	Residential	Mixed Use
MU1, MU2 (CCR,C-1,C-2,PCC-1,PCC-2)	Р	PAD	Р
CMU	Р	PAD	Р

P=Permitted, PAD=Planned Area of Development

Pedestrian Overlay: Consensus by committee regarding the district boundaries, nodes, etc. The following chart shows how development standards should be applied.

	Light Rail Station	W/in ¼ mi.; arterial/arterial, arterial/collector	All Pedestrian Overlay Districts	Base Zone
Increase Density Increase FAR	<b>✓</b>	<b>√</b>	S	POD I N
Mixed Use Required	✓	✓		C E N
POD Standards	<b>√</b>	<b>√</b>	<b>√</b>	T
Use Restrictions	<b>✓</b>			E S

Meeting adjourned 4:00 p.m.